HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kelowna CMA

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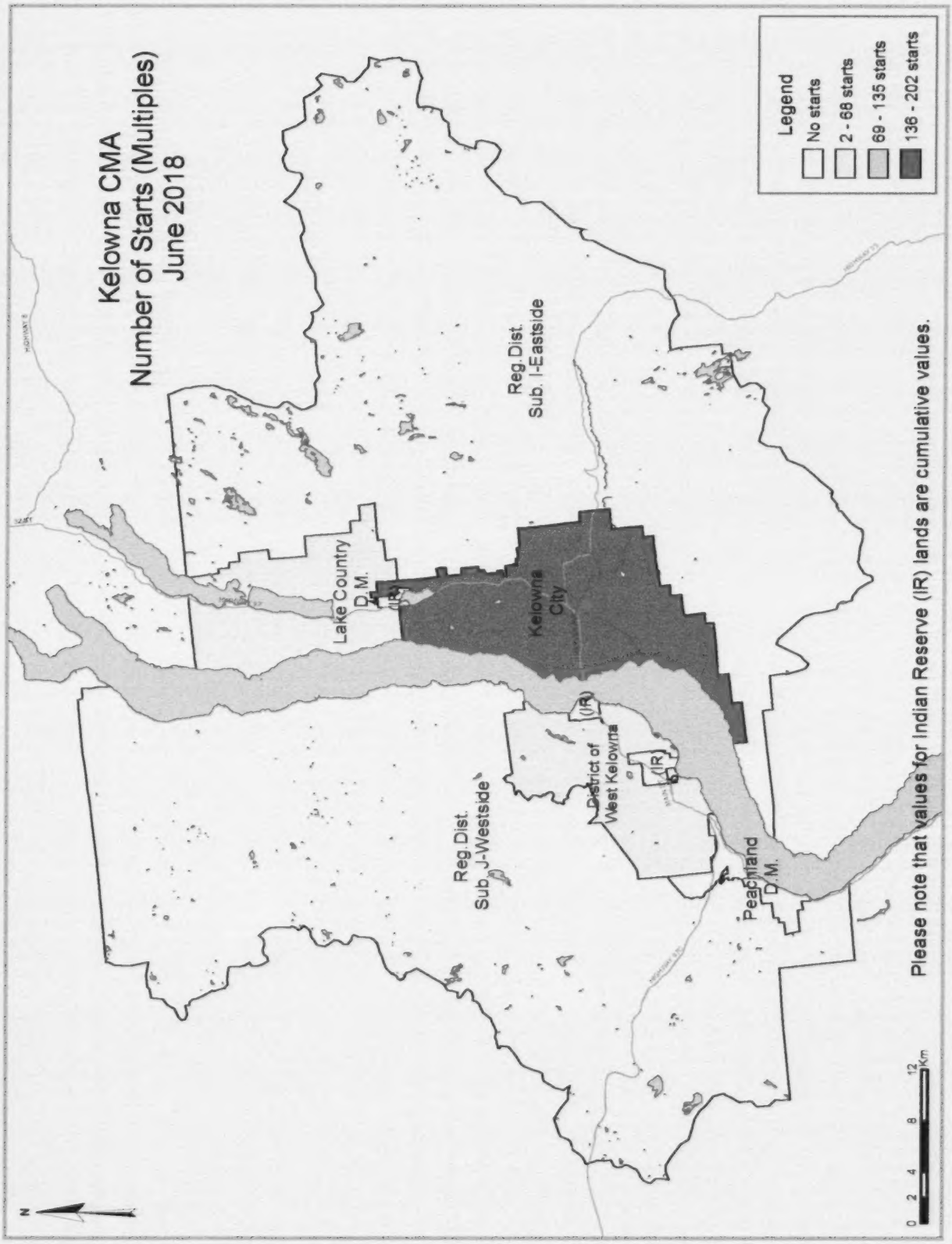
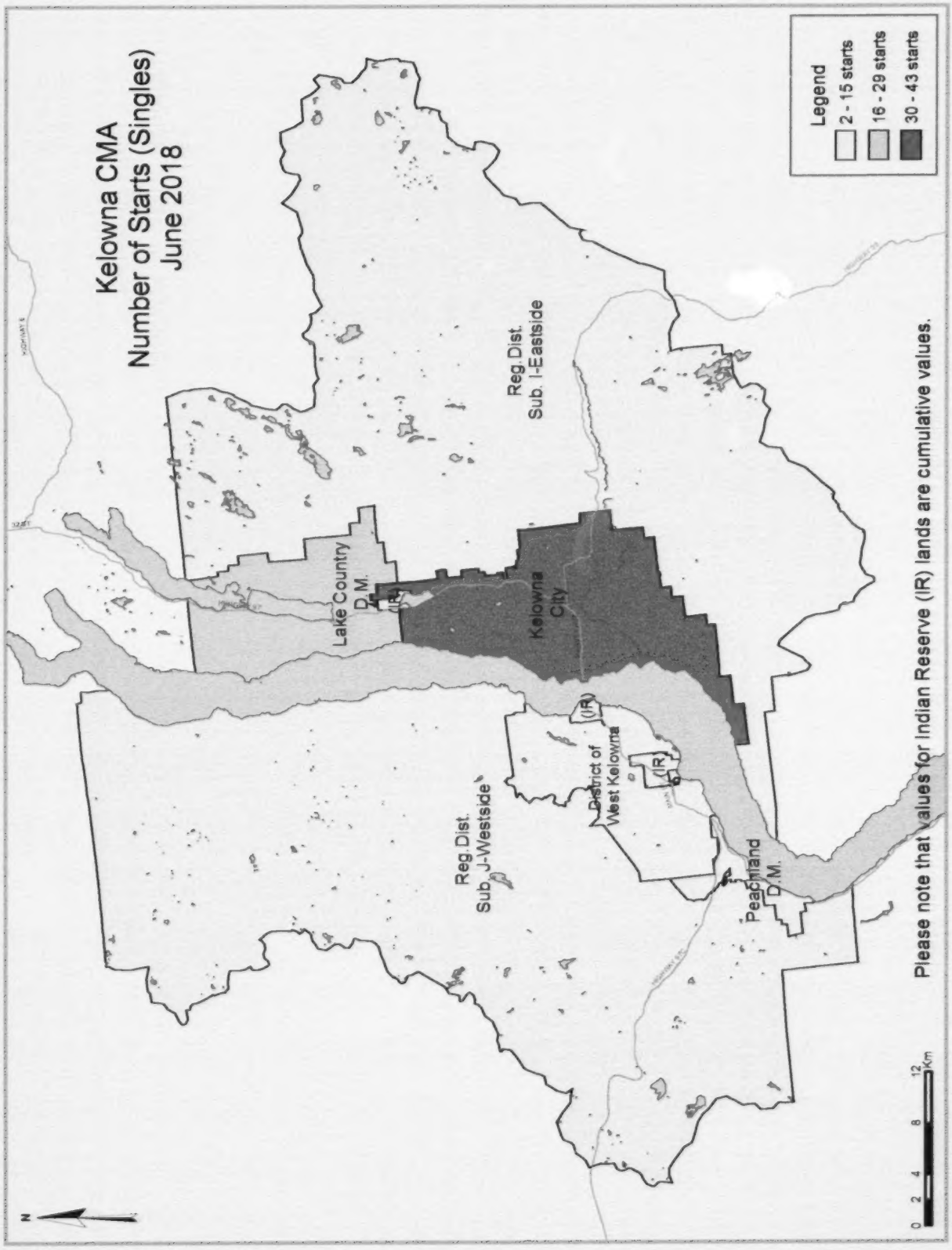
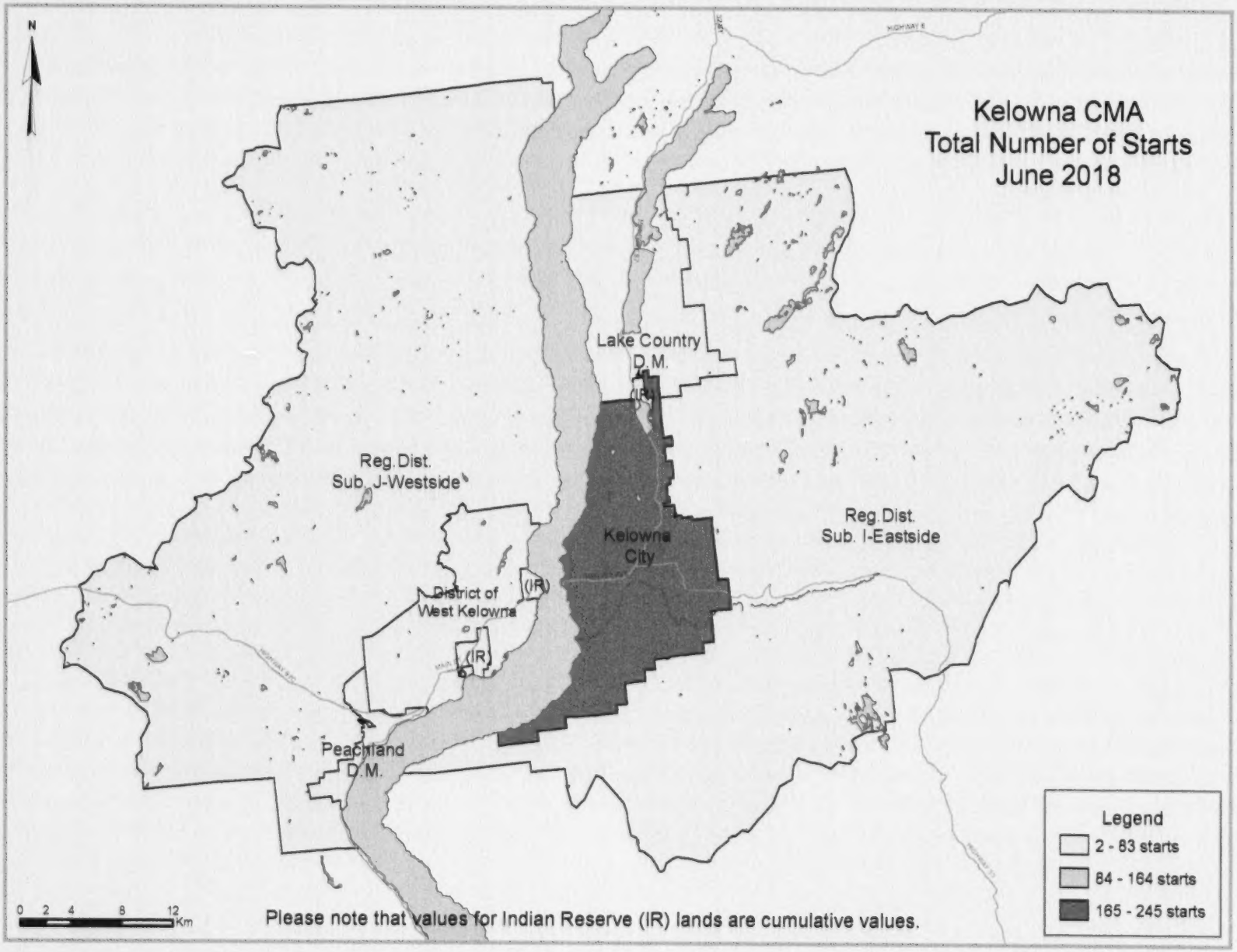
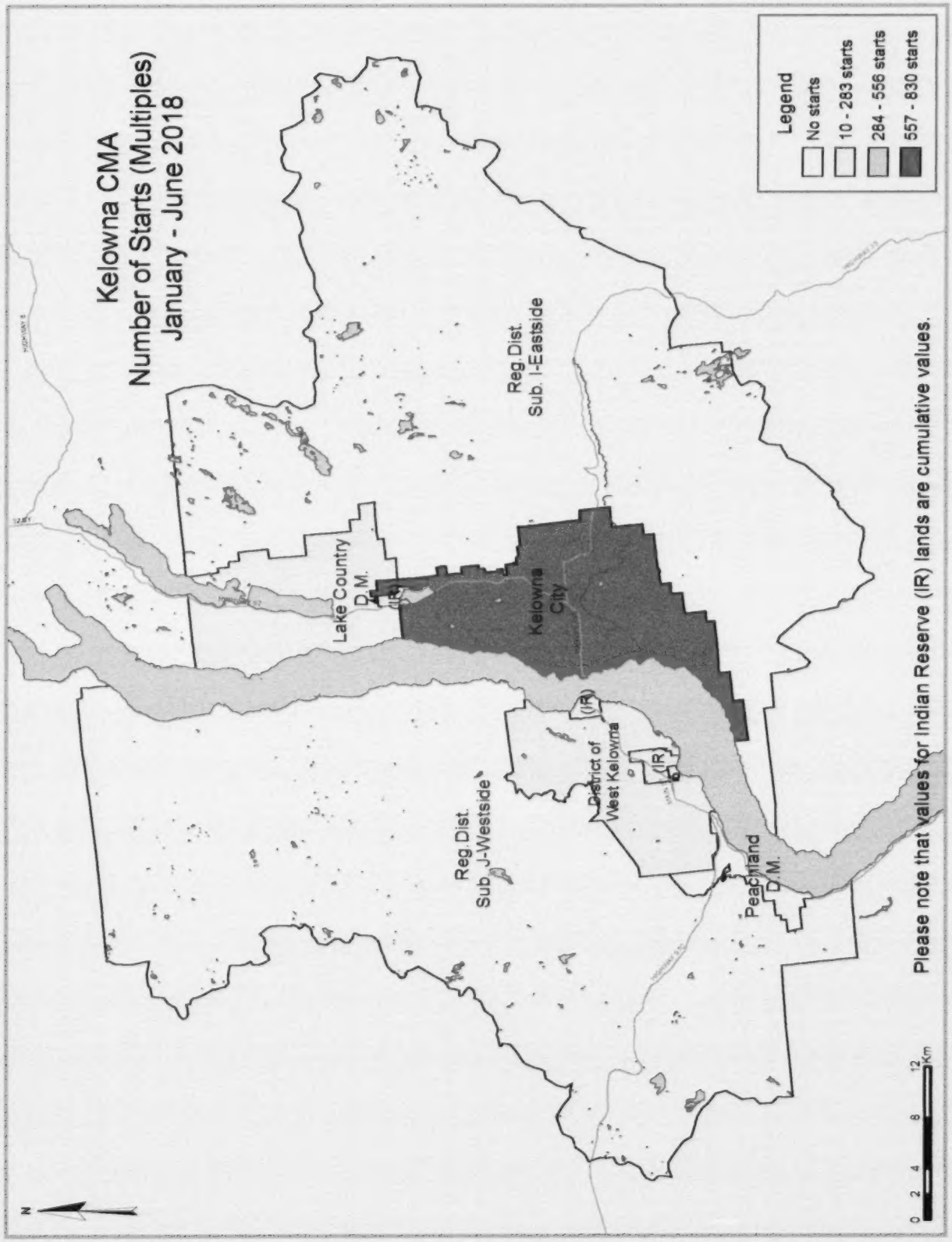
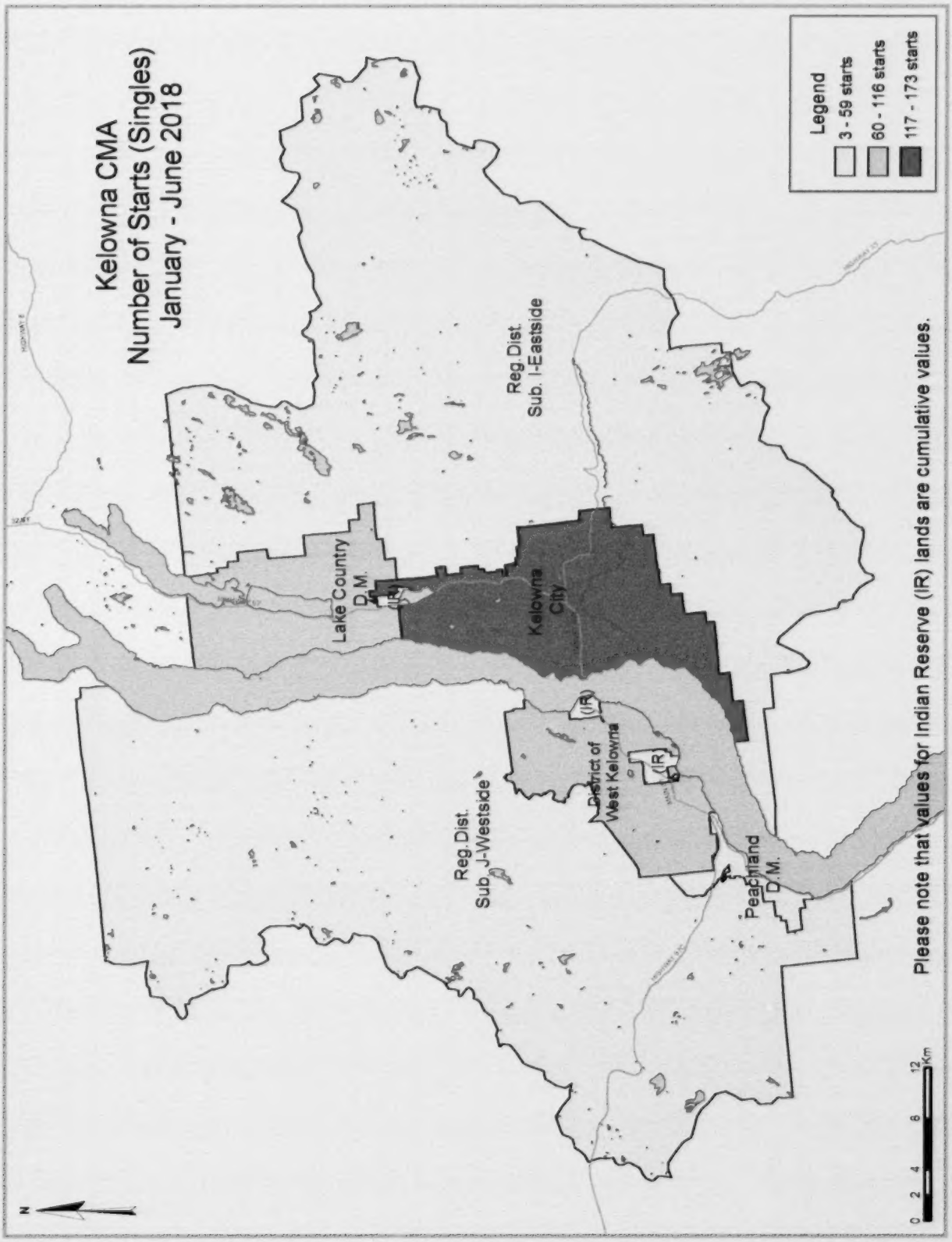
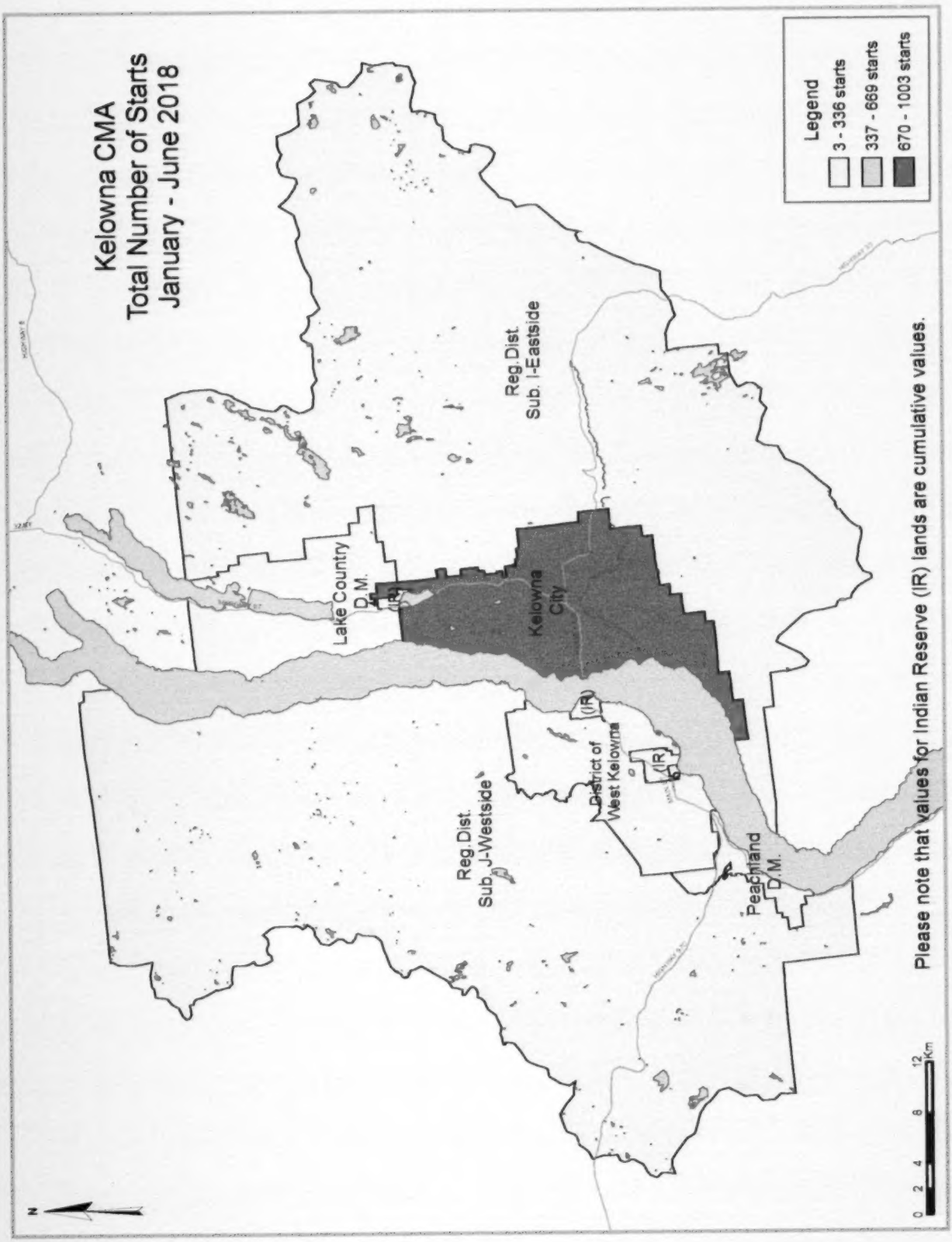

Kelowna CMA
Number of Starts (Multiples)
June 2018
Legend
No starts
2 - 68 starts
69 - 135 starts
136 - 202 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
N
0 2 4 8 12 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Kelowna CMA
Number of Starts (Singles)
June 2018
Legend
2 - 15 starts
16 - 29 starts
30 - 43 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Total Number of Starts
June 2018
N
Lake Country
D.M.
(IR)
Reg.Dist.
Sub. J-Westside
Reg.Dist.
Sub. I-Eastside
Kelowna
City
District of
West Kelowna
(IR)
(IR)
Peachland
D.M.
0 2 4 8 12
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
2 - 83 starts
84 - 164 starts
165 - 245 starts


Kelowna CMA
Number of Starts (Multiples)
January - June 2018
Legend
No starts
10 - 283 starts
284 - 556 starts
557 - 830 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12
Km


Kelowna CMA
Number of Starts (Singles)
January - June 2018
Legend
3 - 59 starts
60 - 116 starts
117 - 173 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
District of
West Kelowna
(IR)
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Total Number of Starts
January - June 2018
Legend
3 - 336 starts
337 - 669 starts
670 - 1003 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
District of
West Kelowna
(IR)
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2018		
Kelowna CMA[1]	May 2018	June 2018
Trend[2]	2,578	2,671
SAAR	3,808	3,594
	June 2017	June 2018
Actual		
June - Single-Detached	77	91
June - Multiples	134	210
June - Total	211	301
January to June - Single-Detached	447	341
January to June - Multiples	1,408	946
January to June - Total	1,855	1,287

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kelowna CMA
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2018	77	6	0	6	23	170	8	11	301
June 2017	73	0	0	0	20	0	24	94	211
% Change	5.5	n/a	n/a	n/a	15.0	n/a	-66.7	-88.3	42.7
Year-to-date 2018	311	44	4	7	123	413	23	362	1,287
Year-to-date 2017	419	26	15	11	127	208	37	1,012	1,855
% Change	-25.8	69.2	-73.3	-36.4	-3.1	98.6	-37.8	-64.2	-30.6
UNDER CONSTRUCTION									
June 2018	725	80	9	30	298	1,046	27	1,632	3,847
June 2017	740	68	20	48	243	867	48	1,156	3,190
% Change	-2.0	17.6	-55.0	-37.5	22.6	20.6	-43.8	41.2	20.6
COMPLETIONS									
June 2018	41	6	6	1	3	83	30	8	178
June 2017	57	10	0	2	27	56	5	8	165
% Change	-28.1	-40.0	n/a	-50.0	-88.9	48.2	**	0.0	7.9
Year-to-date 2018	346	26	10	20	104	188	48	491	1,233
Year-to-date 2017	229	36	0	15	102	56	30	111	579
% Change	51.1	-27.8	n/a	33.3	2.0	**	60.0	**	113.0
COMPLETED & NOT ABSORBED									
June 2018	58	16	0	6	12	86	n/a	n/a	178
June 2017	62	5	0	2	22	0	n/a	n/a	91
% Change	-6.5	**	n/a	200.0	-45.5	n/a	n/a	n/a	95.6
ABSORBED									
June 2018	44	4	8	4	7	0	n/a	n/a	67
June 2017	51	6	0	3	27	56	n/a	n/a	143
% Change	-13.7	-33.3	n/a	33.3	-74.1	-100.0	n/a	n/a	-53.1
Year-to-date 2018	318	17	10	19	98	102	n/a	n/a	564
Year-to-date 2017	230	37	0	15	118	56	n/a	n/a	456
% Change	38.3	-54.1	n/a	26.7	-16.9	82.1	n/a	n/a	23.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
June 2018	32	6	0	5	23	164	6	9	245
June 2017	53	0	0	0	4	0	24	11	92
Lake Country D.M.									
June 2018	20	0	0	1	0	0	0	2	23
June 2017	3	0	0	0	3	0	0	1	7
District of West Kelowna									
June 2018	12	0	0	0	0	6	2	0	20
June 2017	14	0	0	0	13	0	0	2	29
Peachland D.M.									
June 2018	2	0	0	0	0	0	0	0	2
June 2017	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. J - Westside									
June 2018	2	0	0	0	0	0	0	0	2
June 2017	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. I - Eastside									
June 2018	2	0	0	0	0	0	0	0	2
June 2017	0	0	0	0	0	0	0	0	0
First Nations									
June 2018	7	0	0	0	0	0	0	0	7
June 2017	3	0	0	0	0	0	0	80	83
Kelowna CMA									
June 2018	77	6	0	6	23	170	8	11	301
June 2017	73	0	0	0	20	0	24	94	211

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kelowna City									
June 2018	401	52	9	13	226	980	19	1,373	3,073
June 2017	402	22	5	19	119	834	42	1,026	2,469
Lake Country D.M.									
June 2018	108	4	0	1	41	0	0	19	173
June 2017	112	4	0	5	42	0	2	28	193
District of West Kelowna									
June 2018	134	6	0	16	25	66	5	166	418
June 2017	149	6	0	21	68	33	3	20	300
Peachland D.M.									
June 2018	18	0	0	0	0	0	1	74	93
June 2017	19	0	0	2	0	0	0	1	22
Reg. Dist. Sub. J - Westside									
June 2018	29	0	0	0	0	0	0	0	29
June 2017	28	0	0	1	0	0	0	0	29
Reg. Dist. Sub. I - Eastside									
June 2018	7	0	0	0	0	0	2	0	9
June 2017	4	6	0	0	14	0	1	1	26
First Nations									
June 2018	28	18	0	0	6	0	0	0	52
June 2017	26	30	15	0	0	0	0	80	151
Kelowna CMA									
June 2018	725	80	9	30	298	1,046	27	1,632	3,847
June 2017	740	68	20	48	243	867	48	1,156	3,190

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
June 2018	24	0	0	0	0	83	28	5	140
June 2017	28	8	0	0	15	56	4	6	117
Lake Country D.M.									
June 2018	3	0	0	1	3	0	0	2	9
June 2017	10	0	0	2	0	0	1	2	15
District of West Kelowna									
June 2018	10	6	0	0	0	0	2	1	19
June 2017	9	0	0	0	8	0	0	0	17
Peachland D.M.									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	1	0	0	0	4	0	0	0	5
Reg. Dist. Sub. J - Westside									
June 2018	2	0	0	0	0	0	0	0	2
June 2017	3	0	0	0	0	0	0	0	3
Reg. Dist. Sub. I - Eastside									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	0	0	0	0	0	0	0	0	0
First Nations									
June 2018	2	0	6	0	0	0	0	0	8
June 2017	6	2	0	0	0	0	0	0	8
Kelowna CMA									
June 2018	41	6	6	1	3	83	30	8	178
June 2017	57	10	0	2	27	56	5	8	165

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kelowna CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	866	84	19	13	304	454	64	1,773	3,577
% Change	26.2	-6.7	n/a	-75.9	-2.9	-12.0	42.2	**	62.9
2016	686	90	0	54	313	516	45	492	2,196
% Change	13.4	-23.7	n/a	**	18.1	**	104.5	168.9	71.6
2015	605	118	0	1	265	86	22	183	1,280
% Change	-3.8	-11.3	n/a	-96.0	38.0	-37.7	-63.9	37.6	-2.4
2014	629	133	0	25	192	138	61	133	1,311
% Change	18.2	35.7	n/a	150.0	82.9	56.8	64.9	-7.0	29.4
2013	532	98	0	10	105	88	37	143	1,013
% Change	1.1	44.1	-100.0	n/a	-11.8	83.3	105.6	186.0	21.2
2012	526	68	7	0	119	48	18	50	836
% Change	5.0	-9.3	n/a	n/a	45.1	-50.0	-70.0	-58.3	-10.5
2011	501	75	0	0	82	96	60	120	934
% Change	-10.2	50.0	-100.0	-100.0	0.0	**	140.0	-43.4	-2.4
2010	558	50	6	12	82	12	25	212	957
% Change	50.4	150.0	n/a	0.0	-11.8	-88.7	0.0	**	45.7
2009	371	20	0	12	93	106	25	30	657
% Change	-47.5	**	n/a	-47.8	-69.3	-90.6	-28.6	-49.2	-70.9
2008	707	2	0	23	303	1,128	35	59	2,257

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Black Mountain	5	5	0	0	0	0	3	2	8	7	14.3
Ellison/Joe Rich	2	0	0	0	0	0	0	0	2	0	n/a
Glenrosa	2	0	0	0	0	0	0	0	2	0	n/a
Glenmore	15	13	0	0	0	0	3	8	18	21	-14.3
North Glenmore	0	1	0	0	6	0	0	0	6	1	**
Kelowna Core Area	5	6	2	0	8	24	164	0	179	30	**
Lake Country	21	3	0	0	0	3	2	1	23	7	**
Lakeview Heights	4	4	0	0	0	0	0	1	4	5	-20.0
Lower Mission	3	4	0	0	0	0	0	0	3	4	-25.0
Peachland	2	0	0	0	0	0	0	0	2	0	n/a
Rutland	5	10	2	0	9	0	2	0	18	10	80.0
Southeast Kelowna	3	1	0	0	0	0	0	0	3	1	200.0
Shannon Lake	2	4	0	2	0	0	6	1	8	7	14.3
Upper Mission	7	17	2	0	0	0	1	1	10	18	-44.4
Westbank	1	1	0	0	0	0	0	0	1	1	0.0
West Kelowna	5	5	0	2	0	9	0	0	5	16	-68.8
Westside	2	0	0	0	0	0	0	0	2	0	n/a
First Nations	7	3	0	0	0	0	0	80	7	83	-91.6
Kelowna CMA	91	77	6	4	23	36	181	94	301	211	42.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Black Mountain	23	19	0	4	0	5	14	4	37	32	15.6
Ellison/Joe Rich	3	1	0	6	0	0	0	1	3	8	-62.5
Glenrosa	10	6	0	0	0	0	0	3	10	9	11.1
Glenmore	68	93	10	0	0	0	20	215	98	308	-68.2
North Glenmore	12	8	0	0	11	35	124	537	147	580	-74.7
Kelowna Core Area	14	43	8	2	82	36	449	335	553	416	32.9
Lake Country	64	65	8	4	16	15	9	19	97	103	-5.8
Lakeview Heights	26	33	2	0	0	0	0	7	28	40	-30.0
Lower Mission	8	9	0	0	0	9	2	0	10	18	-44.4
Peachland	10	6	0	0	0	0	0	0	10	6	66.7
Rutland	18	16	8	2	9	0	87	1	122	19	**
Southeast Kelowna	7	16	0	0	0	0	0	2	7	18	-61.1
Shannon Lake	20	11	0	6	0	0	18	1	38	18	111.1
Upper Mission	23	70	2	6	0	0	4	15	29	91	-68.1
Westbank	1	2	0	0	0	0	48	0	49	2	**
West Kelowna	6	13	0	2	5	32	0	0	11	47	-76.6
Westside	11	12	0	0	0	0	0	0	11	12	-8.3
First Nations	17	24	10	14	0	10	0	80	27	128	-78.9
Kelowna CMA	341	447	48	46	123	142	775	1,220	1,287	1,855	-30.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Black Mountain	0	0	0	0	0	0	3	2
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	0	0	0	0	0	0	3	8
North Glenmore	6	0	0	0	0	0	0	0
Kelowna Core Area	8	4	0	20	164	0	0	0
Lake Country	0	3	0	0	0	0	2	1
Lakeview Heights	0	0	0	0	0	0	0	1
Lower Mission	0	0	0	0	0	0	0	0
Peachland	0	0	0	0	0	0	0	0
Rutland	9	0	0	0	0	0	2	0
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	0	0	0	0	6	0	0	1
Upper Mission	0	0	0	0	0	0	1	1
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	9	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	80
Kelowna CMA	23	16	0	20	170	0	11	94

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	0	5	0	0	0	0	14	4
Ellison/Joe Rich	0	0	0	0	0	0	0	1
Glenrosa	0	0	0	0	0	0	0	3
Glenmore	0	0	0	0	0	0	20	215
North Glenmore	11	35	0	0	114	0	10	537
Kelowna Core Area	82	16	0	20	233	208	216	127
Lake Country	16	15	0	0	0	0	9	19
Lakeview Heights	0	0	0	0	0	0	0	7
Lower Mission	0	9	0	0	0	0	2	0
Peachland	0	0	0	0	0	0	0	0
Rutland	9	0	0	0	0	0	87	1
Southeast Kelowna	0	0	0	0	0	0	0	2
Shannon Lake	0	0	0	0	18	0	0	1
Upper Mission	0	0	0	0	0	0	4	15
Westbank	0	0	0	0	48	0	0	0
West Kelowna	5	32	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	10	0	0	0	0	0	80
Kelowna CMA	123	122	0	20	413	208	362	1,012

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Black Mountain	4	4	0	0	4	3	8	7
Ellison/Joe Rich	2	0	0	0	0	0	2	0
Glenrosa	2	0	0	0	0	0	2	0
Glenmore	12	13	2	0	4	8	18	21
North Glenmore	0	1	6	0	0	0	6	1
Kelowna Core Area	5	4	172	4	2	22	179	30
Lake Country	20	3	1	3	2	1	23	7
Lakeview Heights	3	4	0	0	1	1	4	5
Lower Mission	3	4	0	0	0	0	3	4
Peachland	2	0	0	0	0	0	2	0
Rutland	5	9	10	0	3	1	18	10
Southeast Kelowna	0	1	2	0	1	0	3	1
Shannon Lake	2	4	6	2	0	1	8	7
Upper Mission	9	17	0	0	1	1	10	18
Westbank	1	1	0	0	0	0	1	1
West Kelowna	4	5	0	11	1	0	5	16
Westside	2	0	0	0	0	0	2	0
First Nations	7	3	0	0	0	80	7	83
Kelowna CMA	83	73	199	20	19	118	301	211

Table 2.5: Starts by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	21	23	0	4	16	5	37	32
Ellison/Joe Rich	2	3	0	4	1	1	3	8
Glenrosa	10	6	0	0	0	3	10	9
Glenmore	74	91	2	0	22	217	98	308
North Glenmore	12	8	125	35	10	537	147	580
Kelowna Core Area	16	35	313	224	224	157	553	416
Lake Country	69	66	19	17	9	20	97	103
Lakeview Heights	26	31	0	1	2	8	28	40
Lower Mission	7	9	1	9	2	0	10	18
Peachland	9	6	0	0	1	0	10	6
Rutland	24	17	10	0	88	2	122	19
Southeast Kelowna	2	9	2	6	3	3	7	18
Shannon Lake	19	13	18	4	1	1	38	18
Upper Mission	24	69	0	7	5	15	29	91
Westbank	1	2	48	0	0	0	49	2
West Kelowna	5	13	5	34	1	0	11	47
Westside	11	11	0	1	0	0	11	12
First Nations	27	48	0	0	0	80	27	128
Kelowna CMA	359	460	543	346	385	1,049	1,287	1,855

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Black Mountain	2	6	0	2	0	3	0	3	2	14	-85.7
Ellison/Joe Rich	0	0	0	0	0	0	0	0	0	0	n/a
Glenrosa	5	0	0	0	0	0	1	0	6	0	n/a
Glenmore	8	13	0	0	0	5	2	3	10	21	-52.4
North Glenmore	3	1	0	0	0	0	2	56	5	57	-91.2
Kelowna Core Area	7	1	0	2	20	5	83	0	110	8	**
Lake Country	4	13	0	0	3	0	2	2	9	15	-40.0
Lakeview Heights	5	1	2	0	0	0	0	0	7	1	**
Lower Mission	2	3	0	2	0	0	0	0	2	5	-60.0
Peachland	0	1	0	0	0	4	0	0	0	5	-100.0
Rutland	2	3	0	2	0	0	0	0	2	5	-60.0
Southeast Kelowna	1	0	0	0	0	0	0	0	1	0	n/a
Shannon Lake	0	6	4	0	0	0	0	0	4	6	-33.3
Upper Mission	7	5	0	2	0	0	1	0	8	7	14.3
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	2	2	0	0	0	8	0	0	2	10	-80.0
Westside	2	3	0	0	0	0	0	0	2	3	-33.3
First Nations	2	6	0	2	6	0	0	0	8	8	0.0
Kelowna CMA	52	64	6	12	29	25	91	64	178	165	7.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Black Mountain	14	16	2	8	0	3	6	8	22	35	-37.1
Ellison/Joe Rich	2	2	0	4	0	0	0	0	2	6	-66.7
Glenrosa	10	5	0	0	0	0	3	1	13	6	116.7
Glenmore	75	40	0	2	0	20	136	5	211	67	**
North Glenmore	9	3	0	0	25	14	7	57	41	74	-44.6
Kelowna Core Area	33	14	2	10	41	16	386	78	462	118	**
Lake Country	58	49	8	4	15	3	6	9	87	65	33.8
Lakeview Heights	38	12	6	0	0	0	3	1	47	13	**
Lower Mission	11	10	0	10	9	0	1	2	21	22	-4.5
Peachland	6	6	0	0	0	4	0	0	6	10	-40.0
Rutland	21	17	4	10	4	9	2	1	31	37	-16.2
Southeast Kelowna	14	5	0	0	0	0	0	1	14	6	133.3
Shannon Lake	6	19	12	0	0	0	1	2	19	21	-9.5
Upper Mission	53	22	0	4	0	0	15	2	68	28	142.9
Westbank	3	0	0	0	0	0	113	0	116	0	n/a
West Kelowna	10	14	6	4	12	16	0	0	28	34	-17.6
Westside	17	10	0	0	0	0	0	0	17	10	70.0
First Nations	14	21	4	6	10	0	0	0	28	27	3.7
Kelowna CMA	394	265	44	62	116	85	679	167	1,233	579	113.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Black Mountain	0	3	0	0	0	0	0	3
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	1	0
Glenmore	0	5	0	0	0	0	2	3
North Glenmore	0	0	0	0	0	56	2	0
Kelowna Core Area	0	5	20	0	83	0	0	0
Lake Country	3	0	0	0	0	0	2	2
Lakeview Heights	0	0	0	0	0	0	0	0
Lower Mission	0	0	0	0	0	0	0	0
Peachland	0	4	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	0	0
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	0	0	0	0	0	0	0	0
Upper Mission	0	0	0	0	0	0	1	0
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	8	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	6	0	0	0	0	0	0	0
Kelowna CMA	9	25	20	0	83	56	8	8

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	0	3	0	0	0	0	6	8
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	3	1
Glenmore	0	20	0	0	0	0	136	5
North Glenmore	25	14	0	0	0	56	7	1
Kelowna Core Area	21	16	20	0	155	0	231	78
Lake Country	15	3	0	0	0	0	6	9
Lakeview Heights	0	0	0	0	0	0	3	1
Lower Mission	9	0	0	0	0	0	1	2
Peachland	0	4	0	0	0	0	0	0
Rutland	4	0	0	9	0	0	2	1
Southeast Kelowna	0	0	0	0	0	0	0	1
Shannon Lake	0	0	0	0	0	0	1	2
Upper Mission	0	0	0	0	0	0	15	2
Westbank	0	0	0	0	33	0	80	0
West Kelowna	12	16	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	10	0	0	0	0	0	0	0
Kelowna CMA	96	76	20	9	188	56	491	111

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Black Mountain	1	5	0	5	1	4	2	14
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	4	0	0	0	2	0	6	0
Glenmore	8	13	0	5	2	3	10	21
North Glenmore	3	1	0	56	2	0	5	57
Kelowna Core Area	0	3	83	5	27	0	110	8
Lake Country	3	10	4	2	2	3	9	15
Lakeview Heights	6	1	0	0	1	0	7	1
Lower Mission	2	4	0	0	0	1	2	5
Peachland	0	1	0	4	0	0	0	5
Rutland	2	3	0	0	0	2	2	5
Southeast Kelowna	1	0	0	0	0	0	1	0
Shannon Lake	4	6	0	0	0	0	4	6
Upper Mission	7	7	0	0	1	0	8	7
Westbank	0	0	0	0	0	0	0	0
West Kelowna	2	2	0	8	0	0	2	10
Westside	2	3	0	0	0	0	2	3
First Nations	8	8	0	0	0	0	8	8
Kelowna CMA	53	67	87	85	38	13	178	165

Table 3.5: Completions by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	12	21	3	5	7	9	22	35
Ellison/Joe Rich	2	4	0	2	0	0	2	6
Glenrosa	8	4	0	0	5	2	13	6
Glenmore	72	38	0	23	139	6	211	67
North Glenmore	9	3	25	70	7	1	41	74
Kelowna Core Area	22	8	176	24	264	86	462	118
Lake Country	58	44	22	9	7	12	87	65
Lakeview Heights	38	10	5	1	4	2	47	13
Lower Mission	10	14	9	4	2	4	21	22
Peachland	4	6	1	4	1	0	6	10
Rutland	23	14	4	9	4	14	31	37
Southeast Kelowna	7	4	6	1	1	1	14	6
Shannon Lake	12	19	6	0	1	2	19	21
Upper Mission	47	23	4	3	17	2	68	28
Westbank	3	0	33	0	80	0	116	0
West Kelowna	10	16	18	18	0	0	28	34
Westside	17	10	0	0	0	0	17	10
First Nations	28	27	0	0	0	0	28	27
Kelowna CMA	382	265	312	173	539	141	1,233	579

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Black Mountain													
June 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
June 2017	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	-	-
Year-to-date 2018	1	8.3	0	0.0	1	8.3	7	58.3	3	25.0	12	-	-
Year-to-date 2017	1	5.3	2	10.5	4	21.1	12	63.2	0	0.0	19	-	787,115
Ellison/Joe Rich													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Glenrosa													
June 2018	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	-	-
Year-to-date 2017	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	-	-
Glenmore													
June 2018	0	0.0	0	0.0	0	0.0	5	55.6	4	44.4	9	-	1,385,333
June 2017	1	9.1	0	0.0	1	9.1	7	63.6	2	18.2	11	-	877,222
Year-to-date 2018	0	0.0	0	0.0	6	10.5	27	47.4	24	42.1	57	950,000	1,174,834
Year-to-date 2017	1	3.0	0	0.0	8	24.2	17	51.5	7	21.2	33	-	860,537
North Glenmore													
June 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
June 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	1	14.3	1	14.3	4	57.1	1	14.3	7	-	-
Year-to-date 2017	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Kelowna Core Area													
June 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	7	38.9	4	22.2	7	38.9	18	-	-
Year-to-date 2017	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	-	-
Lake Country													
June 2018	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	-
June 2017	0	0.0	2	16.7	5	41.7	2	16.7	3	25.0	12	-	848,748
Year-to-date 2018	2	4.1	3	6.1	11	22.4	9	18.4	24	49.0	49	990,000	1,004,770
Year-to-date 2017	4	8.7	14	30.4	17	37.0	5	10.9	6	13.0	46	-	878,672
Lakeview Heights													
June 2018	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	1,220,000
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	7	24.1	10	34.5	12	41.4	29	1,605,000	1,478,652
Year-to-date 2017	1	10.0	2	20.0	0	0.0	2	20.0	5	50.0	10	-	1,125,760
Lower Mission													
June 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
June 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	-	-
Year-to-date 2017	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	-	1,856,250

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peachland													
June 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
June 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	-	-
Year-to-date 2017	0	0.0	1	20.0	0	0.0	4	80.0	0	0.0	5	-	-
Rutland													
June 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
June 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	9	52.9	4	23.5	3	17.6	1	5.9	0	0.0	17	-	558,075
Year-to-date 2017	6	46.2	5	38.5	0	0.0	2	15.4	0	0.0	13	-	-
Southeast Kelowna													
June 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	9.1	0	0.0	0	0.0	1	9.1	9	81.8	11	-	1,458,217
Year-to-date 2017	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	-
Shannon Lake													
June 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
June 2017	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	-	688,725
Year-to-date 2018	0	0.0	0	0.0	3	42.9	4	57.1	0	0.0	7	-	-
Year-to-date 2017	2	12.5	2	12.5	11	68.8	1	6.3	0	0.0	16	-	688,725
Upper Mission													
June 2018	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	1,421,792
June 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	1,301,250
Year-to-date 2018	0	0.0	0	0.0	0	0.0	10	21.3	37	78.7	47	1,250,000	1,358,929
Year-to-date 2017	0	0.0	2	6.7	8	26.7	5	16.7	15	50.0	30	-	1,091,422
Westbank													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
West Kelowna													
June 2018	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
June 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	1	10.0	5	50.0	2	20.0	2	20.0	10	-	-
Year-to-date 2017	2	14.3	2	14.3	10	71.4	0	0.0	0	0.0	14	-	633,000
Westside													
June 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
June 2017	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	-	572,768
Year-to-date 2018	12	80.0	3	20.0	0	0.0	0	0.0	0	0.0	15	-	438,880
Year-to-date 2017	8	80.0	1	10.0	0	0.0	0	0.0	1	10.0	10	-	572,768
First Nations													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	-	483,600
Year-to-date 2017	12	92.3	1	7.7	0	0.0	0	0.0	0	0.0	13	-	371,580

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2018						
Submarket	June 2018	June 2017	% Change	YTD 2018	YTD 2017	% Change
Black Mountain	-	-	n/a	-	787,115	n/a
Ellison/Joe Rich	-	-	n/a	-	-	n/a
Glenrosa	-	-	n/a	-	-	n/a
Glenmore	1,385,333	877,222	57.9	1,174,834	860,537	36.5
North Glenmore	-	-	n/a	-	-	n/a
Kelowna Core Area	-	-	n/a	-	-	n/a
Lake Country	-	848,748	n/a	1,004,770	878,672	14.4
Lakeview Heights	1,220,000	-	n/a	1,478,652	1,125,760	31.3
Lower Mission	-	-	n/a	-	1,856,250	n/a
Peachland	-	-	n/a	-	-	n/a
Rutland	-	-	n/a	558,075	-	n/a
Southeast Kelowna	-	-	n/a	1,458,217	-	n/a
Shannon Lake	-	688,725	n/a	-	688,725	n/a
Upper Mission	1,421,792	1,301,250	9.3	1,358,929	1,091,422	24.5
Westbank	-	-	n/a	-	-	n/a
West Kelowna	-	-	n/a	-	633,000	n/a
Westside	-	572,768	n/a	438,880	572,768	-23.4
First Nations	-	-	n/a	483,600	371,580	30.1
Kelowna CMA	1,084,776	814,577	33.2	1,120,236	832,597	34.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kelowna

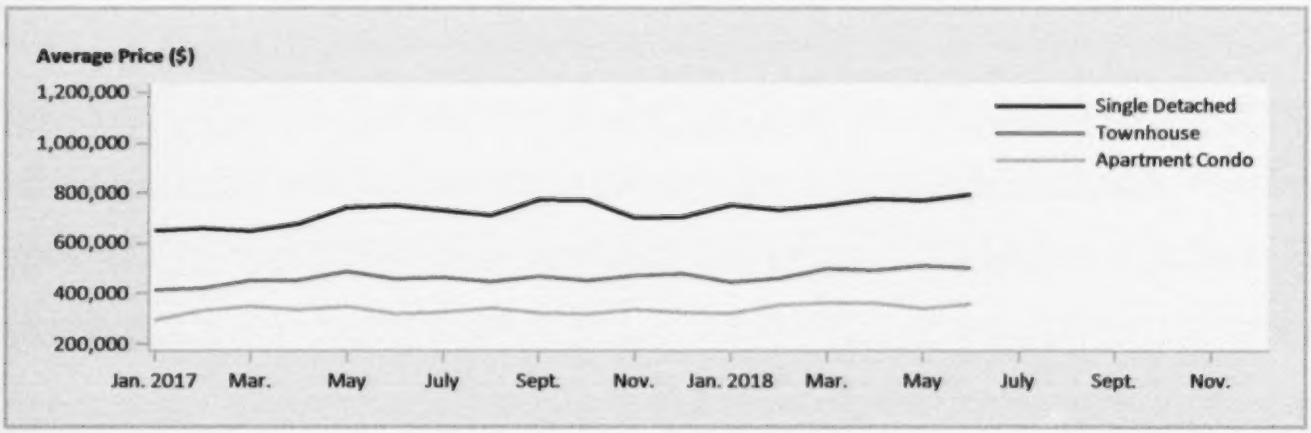


Figure 5.2: MLS® Residential Sales for Kelowna

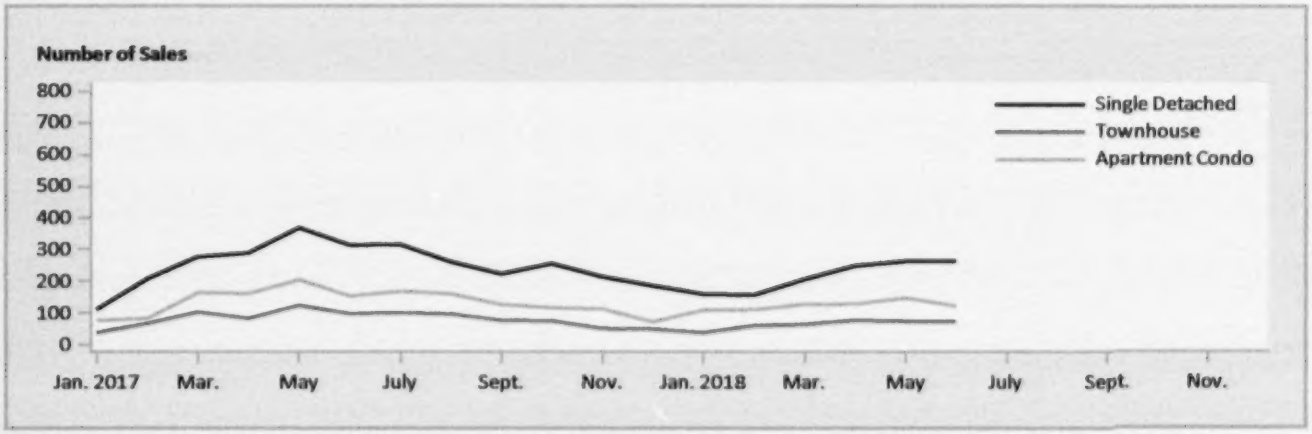
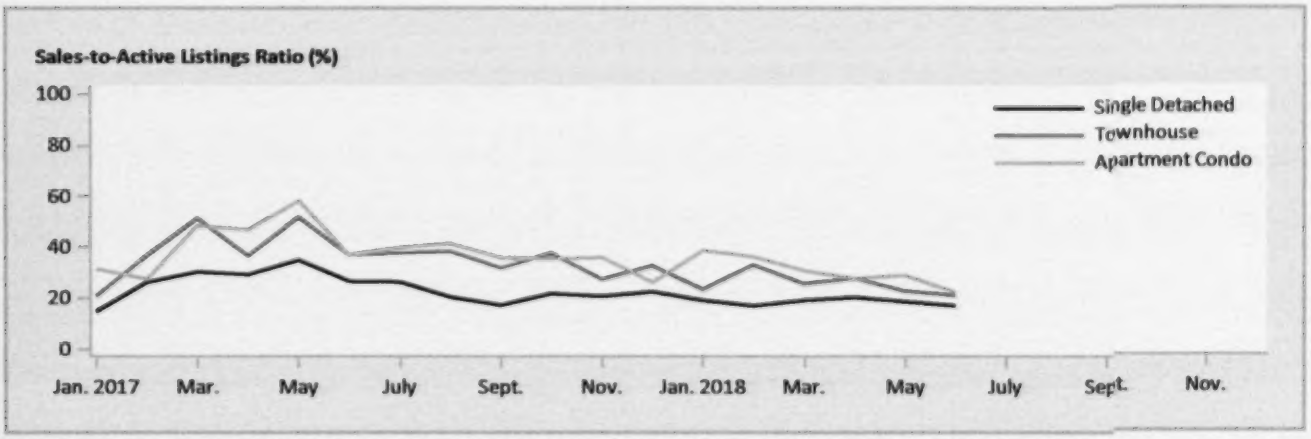


Figure 5.3: MLS® Residential Sales- to- Active Listings Ratio for Kelowna



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Okanagan Mainline Real Estate Board (OMREB)
Note: Based on boundaries of the OMREB - Central Okanagan.

Table 6: Economic Indicators
June 2018

		Interest Rates			NHPI, Total, 2016.12 =100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	123.5	95.7	7.6	65.9	921
	February	561	3.14	4.64	100.0	123.6	95.9	6.6	65.2	925
	March	561	3.14	4.64	100.5	124.2	97.1	5.9	65.4	927
	April	561	3.14	4.64	101.5	124.4	98.2	4.7	65.1	925
	May	561	3.14	4.64	103.4	125.0	100.2	4.4	66.1	919
	June	561	3.14	4.64	104.7	125.2	100.7	4.1	66.1	919
	July	573	3.14	4.84	106.5	125.6	100.8	4.4	66.2	925
	August	573	3.14	4.84	106.6	125.9	101.6	5.0	67.1	932
	September	575	3.09	4.89	107.3	125.7	101.7	5.7	67.4	937
	October	581	3.24	4.99	107.6	125.6	102.3	6.1	68.0	945
	November	581	3.24	4.99	107.6	125.9	101.9	6.2	67.7	958
	December	581	3.24	4.99	107.8	125.2	101.5	6.2	67.3	962
2018	January	590	3.34	5.14	107.8	126.1	100.2	6.5	66.7	962
	February	590	3.34	5.14	107.8	127.0	100.5	5.8	66.2	962
	March	590	3.34	5.14	107.9	127.4	101.5	5.2	66.4	970
	April	590	3.34	5.14	107.9	127.7	103.7	4.8	67.3	979
	May	601	3.49	5.34	107.9	128.4	104.6	5.0	68.0	982
	June	601	3.49	5.34		128.6	104.0	5.6	67.9	984
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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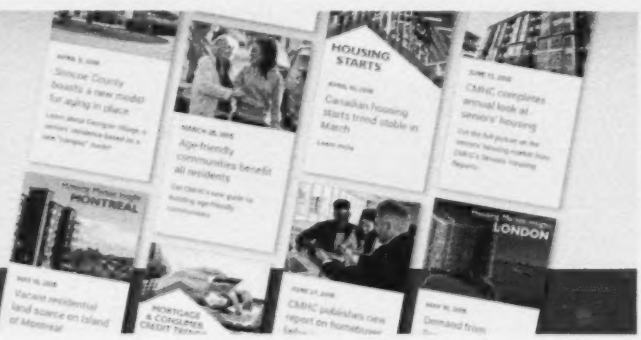

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